

THE MODERN HOUSE



*Hertfordshire
Sold*

Little Berkhamsted

This is an exciting opportunity to modernise and extend a charming single-storey courtyard house on a fine plot in the attractive village of Little Berkhamsted, within easy commuting distance of central London.

Built as a coach house for the adjacent Georgian rectory in the 1880s, the property was used as a “granny annexe” in the 1970s, before being extended in 1980 by the noted architect Sir Richard Sheppard of Sheppard Robson, who installed a lovely double-height reception room. Interestingly, the floor is made from the bricks that Sheppard Robson used at Churchill College, Cambridge.

Accommodation includes two bedrooms, two reception rooms, a separate store room / third bedroom, and a double garage. The house is set around a lovely courtyard garden, with a driveway, a further large area of garden to one side, with mature trees and shrubs on all boundaries and a vegetable patch. We are informed that the overall plot is approximately 1,800 sq m (0.18 hectares), although this has not been measured.

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*South-East England
Sold*

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The house is in need of modernisation throughout, and requires a new heating system. Plans have been drawn up by Richard Sheppard's son, Charles Sheppard – also an architect – to expand and reconfigure the space. A planning application has been made and although permission has not yet been granted, no difficulty is anticipated by the vendors since this is a replacement for a long standing permission dating back to 1978. This aims to provide three double bedrooms, two bathrooms, cloakroom, study / guest room, and two family rooms with a kitchen in between. It should be noted that the older part of the property has a fine trussed roof which could easily be exposed by removal of the existing ceiling.

The house is located on Robins Nest Hill in the picturesque village of Little Berkhamsted, which has a pub and a local shop, and is surrounded by beautiful countryside. There is a good primary school in the adjacent village of Bayford. The nearby towns of Hertford, Welwyn Garden City and Potters Bar offer a comprehensive range of shopping, leisure, sporting and scholastic facilities, and also mainline railway stations to London's Moorgate and King's Cross. There are also excellent road links to London.

The architect Sir Richard Sheppard (1910-1982) founded Richard Sheppard, Robson & Partners in 1938. Still thriving under the name Sheppard Robson, it is one of the largest architecture practices in the UK. Sheppard himself oversaw the design of over 80 schools, as well as many university buildings, most notably Churchill College, Cambridge. He was appointed CBE in 1964 and knighted in 1981.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.